

**STATEMENT OF DECISION**

TOWN & COUNTRY PLANNING ACT 1990  
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

In pursuance of their powers under the above Act and Order, the County Council as Local Planning Authority hereby

**APPROVE RESERVED MATTERS**

**PROPOSAL:** Details of 9 dwellings, associated vehicular and pedestrian accesses, submitted in accordance with outline planning permission code no. 46/2003/0074/PO

**LOCATION:** Land rear of Kentigern Arms fronting Gemig Street St. Asaph

**PLANS AND DOCUMENTS SUBJECT TO THE DECISION:-**

- (i) Proposed site plan and landscaping details (Drawing No. 1) received by the Local Planning Authority on 7 December 2004
- (ii) Proposed house layout plans (Drawing No. 2) received by the Local Planning Authority on 15 February, 2005.
- (iii) Plot No. 6/7 layout plans (Drawing No. 2A) received by the Local Planning Authority on 7 December 2004
- (iv) Plot No. 1 layout plan (Drawing No. 3) received by the Local Planning Authority on 15 February 2005

subject to compliance with the condition(s) specified hereunder.

The Condition(s) is(are):  
1. No work shall be permitted to commence on the external face of the walls of any of

## Residential Development Site Gemig Street, St. Asaph, Denbighshire, LL17

### £350,000



**EPC - null Council Tax Band - Tenure - Freehold**

# Gemig Street, St. Asaph

## 0 Bedrooms - Land - Building Plot

Williams Estates and 'The Building Plot' are delighted to offer an excellent opportunity to purchase residential development site extending to approximately 0.45 acres, situated in the centre of St Asaph. The site has previously benefited from planning permission, and has been resubmitted under Planning Application 46/2022/0431 - Valid from 13.10.22 for the erection of 9 units, with vehicular access via Gemig Street. It is believed all main services are available for connection subject to the usual statutory consents. Detailed plans are available on request.

PAGE 2  
Case No. 46/2022/0431

construction, details and drainage of the access road and driveway, and type of the pavement to be installed on the driveway shall be provided on-site.

3. No work of construction or reconstruction shall be permitted to take place on the site until the applicant has obtained the prior written consent of a Local Planning Authority to the works proposed.

The interests for the application(s) relate:

1. to the interests of the applicant;
2. to the interests of other landowners;
3. to the interests for development as defined by statutory access and parking arrangements;
4. to the interests of the owners of existing proposed occupiers.

**PLANNING POLICIES RELEVANT TO THE DECISION**

Development Control Policy (as amended) (2019)

Policy CD14 - Development Control Requirements

Policy CD15 - Access to Land

Policy CD16 - Access to Land

Policy HD2 - Housing Development in Urban Centres

Policy HD3 - Impact of Development on Urban Areas

**SPECIAL NOTE TO APPLICANT**

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 and 10. Your attention is drawn to the attached notes relating to applications for consent to construct a vehicular crossing over a highway / verge under Section 108 of the Highways Act 1980. You are requested if the applicant is to apply for a planning permission involving a crossing of a highway to seek in conjunction with the above.

The applicant and the authority's interest has been drawn to the potential impact of any proposed development on the highway network in the vicinity of the site, and the applicant is requested to provide details of any proposed development in the vicinity of the site.

The development of the site is subject to the provisions of the Highways Act 1980. Any application to develop the site shall be subject to the provisions of the Highways Act 1980. The applicant is requested to provide details of any proposed development in the vicinity of the site.


**Head of Planning and Public Protection**

23/03/2024





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**williams**estates

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.